



A major benefit of living in a retirement community is the increased range of services that residents enjoy. From a spacious and well-maintained community centre, through to pristine gardens and recreational facilities and the peace of mind that comes with higher levels of security. We also provide a 24 hour emergency support service through the RAA medical alarm system, if ever required.

Residents at Durack Gardens will pay a fortnightly maintenance fee that covers the costs associated with the lifestyle they enjoy on site.

Instead of worrying about a multitude of bills relating to the cost of residing in your own home, one easy fortnightly payment will take care of most costs including, in many instances, building insurance, water rates and Council rates.

Trusted operator, Greenfields Living charges service fees on a cost recovery basis. The Retirement Villages Act and Regulations in the Northern Territory contain protections and controls to ensure residents are kept informed about the costs included in the service fees and changes to those costs over time.

## **What is NOT included in the Maintenance Fee?**

- Individual residence electricity usage (each residence is separately metered with its own Jacana account)
- Gardening of non-common areas
- Reticulation repairs to residents' own reticulation systems
- Deliberate or accidental damage to the residence caused by residents.

## **What does the Maintenance Fee cover?**

- Water usage and sewage
- 24/7 RAA medical alarm monitoring
- Council rates
- Building insurance
- Annual servicing of air conditioning units, smoke alarms and RCDs
- Gardening & reticulation of common areas
- General maintenance & repairs to residences internally and externally to include plumbing, electrical, plastering, painting, air con repairs etc
- Pool maintenance (serviced and cleaned weekly)
- Maintenance and cleaning of Community Centre facilities
- Common areas electricity to include street and footpath lighting
- Site security to include maintenance of security gates and pedestrian gates
- All major pest control
- All administration on site
- Contents insurance.

## **How much are Maintenance Fees and how do I pay?**

The maintenance fee is subject to review every year. The new budget is set on 1st July of each year, and any changes to the maintenance fee are proposed in consultation with residents via an annual residents' budget meeting. Maintenance fees generally only go up if cost of services increase.

Maintenance fees are paid via direct debit, which can easily be set up via your Village Manager before your licence starts.